

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
December 9, 2015**

1. Call to Order

Chairperson Andy Galida called the meeting to order at 7:34p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Anello, Jeff First, Paul Woska, Michele Tackach.

Also in attendance were Board Attorney, Ms. Kelly Carey.

Board Engineer, Mr. Peter Ciliberto

Board Planner, Mr. Paul Ricci

5. Minutes

Member Lowande made a motion to approve the November 12, 2015 meeting minutes, seconded by Member First. Vote: All in favor. Motion passed.

6. New Business

P2015-09

Minor Site Plan

Hortencia Jaco Damiani

443 Union Ave

Block 107 Lot 7

Ms. Kelly Carey duly swore in Elvis Diaz, Assistant Architect for Joseph Krawic, South Plainfield NJ.

The Board reviewed Najarian Associates Engineering letter.

The applicant has requested waivers #9 spot elevation #10 Storm drainage,#11 location of outcrops, high points,#18 Plan for off-street parking, #20 location of sewer lines, #21 location of utilities, #22 lighting, #12 flood hazard boundaries, #24 refuse area.

Mr. Ciliberto did not object to granting the waiver for #9 for spot elevations and stated that there was no ponding in the area.

Member Anello had concerns about drainage and questioned the applicant about what the overall plan for the property was.

The applicant stated that there are three sheds on the property and would like to remove them and replace with a three car garage.

Member Anello commented that there will need to be detailed drawings to construct the new garage.

Member Anello did want to see items #9, 10, 19,20,21,22 added to the plan.

Member Anello stated that he would be in agreement to grant waivers#11 and#18.

Member Anello questioned where the garbage goes from the cleaning service.

The applicant stated that currently she has an office at 409 Union Ave and there is a dumpster at this location.

Chairperson Galida asked that the dumpster and screening be shown on the plans.

Chairperson Galida asked about the hours of pick up and what type of plantings will be used for the dumpster.

Mr. Ricci agreed that this should be shown on the plans.

Member Woska made a motion not to accept the waiver requests for #9, #10, #12#19, #20, #21, and 24 and to have a note on the drawing regarding #12, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Anello-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

Mr. Ricci questioned the proposed signage.

The applicant will return on January 27, 2015 with revised plans showing the requested items from the checklist.

The Board discussed the new accessory structure ordinance versus the old accessory structure ordinance.

7. Board Comments

A. Bylaws

Chairperson Galida asked the Board Members to review before the reorganization meeting on January 13, 2016.

Chairperson Galida clarified that the Master Plan does not need to be re-evaluated next year.

Chairperson Galida opened the meeting to the public, there being no public, he then closed the public portion of the meeting.

There being no further business Member Schueler made a motion to adjourn the meeting at 8:41pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk